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Chairman Himes called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, April 24th, 2007 at 7:33 p.m. Other Board members in attendance included: Janine Wert, Doug Lohnes, Rodney Kidwell, Sadie Gaster, and Joe Bagi. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Citizens signing the register: Philip Cox, Lois Cox, and Michael Begley.

Absence

Mrs. Wert **moved to excuse Mr. Adam Blake from the meeting**, seconded by Mrs. Gaster. **Motion carried.** Ayes: Wert, Gaster, Bagi, Kidwell, and Lohnes. Nays: Himes.

Minutes

Chairman Himes asked for discussion. Mrs. Wert **moved to approve the March 27, 2007, meeting minutes as written**, seconded by Mr. Bagi. **Motion carried.** Ayes: Wert, Bagi, Lohnes, Himes, and Gaster. Nays: None. Mr. Kidwell abstained from the vote.

Citizens Comments Not on the Agenda

There was none.

Chairman Himes explained the guidelines and procedures for the meeting. He noted that once the Board made a decision the applicant/interested party had 10 days to file an appeal to the Board of Zoning Appeals. After the 10-day waiting period had expired, the applicant may file for the appropriate permits.

New Business

A. Philip and Lois Cox for Royal Crest Properties, LLC - 29 W. Main Street, Tipp City - Lot: Inlot 32 - The applicant requested Restoration Board approval for the following two (2) items:

1. The replacement of the front (double) door
2. The addition of a horse statue at the northwest of the lot

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District and **Zoning Code Section(s):** §154.052(H)(1)(b)

Mr. Spring stated that the applicant requested Restoration Board approval for the replacement of front (double) door of the structure located at 29 W. Main Street. The applicant proposed using a Francis – Schultz smooth fiber glass entry door. The door would be brown in color and include clear glass. The applicant had indicated in the application material that there was a crack between the current doors.

Zoning Code Section §154.052(H)(1)(b) states:

1. It shall be the duty of the Restoration Board to review all plans for the construction, alteration, repair, moving, and demolition of the structures in the district.

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The Restoration Board shall also act as advisor to the City Planning Board and City Council. The Restoration Board shall:

- b. Determine whether any proposed activity and the results thereof will be appropriate to the preservation of said district within the intent of this section, and the guidelines adopted by the Restoration Board.

Mr. Spring noted that the Guidelines for the Old Tippecanoe City Restoration and Historic District booklet stated that a Certificate of Appropriateness was required for a door replacement or installing a door at a new location.

Regarding doors, the Guidelines for the Old Tippecanoe City Restoration and Historic District booklet states:

Doors are an important element of the fenestration of a building. The front door of a structure is usually the focal point of the design. It often reflected the owner's taste, character, and wealth. In commercial buildings lighting, signage and showcase windows were incorporated into the design of the front door area. Rear doors and side doors were often less elaborate and were used as service or delivery doors. Even so, they were usually sympathetic in design and style to the more decorative front door.

Original doors are an important component of a structure. Every effort should be made to retain, restore, and protect them. An exterior wood door is constantly exposed to the elements. A protective coating of paint or exterior varnish should be used. An extensively damaged finish requires sanding or paint removal before refinishing. Often glass pieces to match the original panes can be found through glass dealers or antique stores. A local example of doors as an important part of the facade is the entrance to Zion Lutheran Church. The doors were refinished to their original appearance, rather than being painted. A Certificate of Appropriateness is not required for repair of a door, but is required for a door replacement or installing a door at a new location.

Mr. Spring stated that the applicant also requested Restoration Board approval for the addition of a horse statue on the exterior premises of the property located at 29 W. Main Street. The proposed statue would be 46" tall, 43" long and 32" wide. The statue would be placed in a 10' x 15' patch of grass at the northwest corner of the parcel in order to honor a civil war horse buried on that site. The Ohio Historic Inventory for this property noted that a Civil War horse was, in fact buried at this location.

Zoning Code Section §154.052(I)(10) states:

- I. Appropriate architectural and design controls. The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles

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represented in the district; including, but not necessarily limited to, such characteristics as:

(10) Landscaping

Regarding landscaping, the Guidelines for the Old Tippecanoe City Restoration and Historic District booklet states:

Landscaping includes the visual design and arrangement of parking lots, vacant lots, and other open areas, together with man-made materials or other non-living materials or objects, but shall not include the planting and arrangement of flowers, shrubs, and trees as they relate to a single property. Landscaping has always been important in Tipp City, since there has been a nursery within its city limits for over a hundred years. New landscaping in keeping with the size, scale and design of the structure is welcome.

Property owners can frequently visit local nurseries and garden centers for landscaping ideas on which plants grow vigorously in our area. Residents of Main Street can also get landscaping advice from the city's Streetscape Plan and the Tipp City Tree Board. Other suggestions of specific plants and plant layout, appropriate for your style home, are also available in the Tipp City Library.

Ivy can be utilized as a ground cover in the heavily shaded areas of the Restoration District. It should be maintained as a ground covering and not allowed to climb up the structure. The tendrils can invade mortar and paint, necessitating expensive repairs for the homeowner. Ajuga and Pachysandra are two ground covers that do well in shade and on slopes. These hardy perennials do not climb near-by structures.

Wildflower gardens and vegetable gardens are recommended to be located at the side of the house or in the rear yard. Ornamentation and statuary that are compatible with the period of the structure are considered appropriate. Modern lawn ornaments, such as cutout plywood decorations and plastic figures are not appropriate.

A Certificate of Appropriateness is not required for routine landscaping maintenance. A certificate is required for installation of new landscape features such as arbors, trellises, stonewalls, flagpoles, and other fixed constructions. Planting or removing trees in the curb lawn in the street right-of-way requires a special permit from the Tipp City Tree Board.

Board Members found the following: The existing doors had bad seals; plate catch was noisy; Mr. Cox would repair if repairable; blue prints from 1938 were observed from the Board; original were wooden with handles; the building was a federal building (post office); proposed a fiber glass door and would stain to match wood on the inside (oak); the horse statue would be 46" tall and 32 wide; place in a 10' x 15' patch of grass at the

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northwest corner of the parcel to honor the civil war horse that was buried on the site; statue would be made of concrete.

Board Members suggested finding the name of the horse and to add a bronze informational plaque to accompany the proposed statue to educate the public of its significance.

Chairman Himes asked for further discussion. There being none, Mrs. Wert **moved to approve the application for the doors as submitted, noting that the doors were to be stained "Oak" to match the inside wood color**, seconded by Mrs. Gaster. **Motion carried.** Ayes: Wert, Gaster, Himes, Lohnes, Kidwell, and Bagi. Nays: None.

Chairman Himes asked for further discussion regarding the statue. There being none, Mrs. Wert **moved to approve the statue and its placement on the northwest corner of the grassy patch, with the option of the property owner adding a bronze informational plaque**, seconded by Mr. Lohnes. **Motion carried.** Ayes: Wert, Lohnes, Bagi, Gaster, and Himes. Nays: None. Mr. Kidwell abstained from the vote.

Old Business

There was none.

Miscellaneous

Mr. Spring stated that the City of Tipp City had become a member of the Ohio Historical Society. In addition to supporting the general purpose of the Restoration Board and Historic District of Tipp City, this membership also provides several complementary passes to various sites operated by the Ohio Historical Society. These passes provide an excellent training opportunity and continuing education in accordance with the requirements of Tipp City's Certified Local Government status. Passes are available to any Restoration Board member while supplies last. Mr. Spring stated that a complete list was provided to them in their packets.

Board Members briefly discussed past cases and actions taken.

Also discussed was how the district was originated and how the Board Members could successfully educated the neighboring properties as to the benefits of being in the Historic District.

The upcoming proposed Legacy District was discussed. Board Members found that the Legacy District would not interchange with the Restoration District.

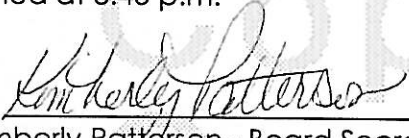
Demolition by neglect was briefly discussed. Board Members expressed their concern to have properties in the district not become dilapidated or neglected. Mr. Spring noted that ultimately that his desire was to have every property in the City be in compliance with the current Zoning Code standards not just in the Restoration District.

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Adjournment

Chairman Himes asked for further discussion or comments. There being none, Mr. Bagi **moved for adjournment**, seconded by Mr. Kidwell and unanimously approved. Meeting adjourned at 8:45 p.m.

ATTEST:


Mrs. Kimberly Patterson - Board Secretary

APPROVED:


Chairman Robert Himes

